



LAKE CREEK MEADOW

SPEARFISH, SD

140 +/- Acres | \$1,400,000





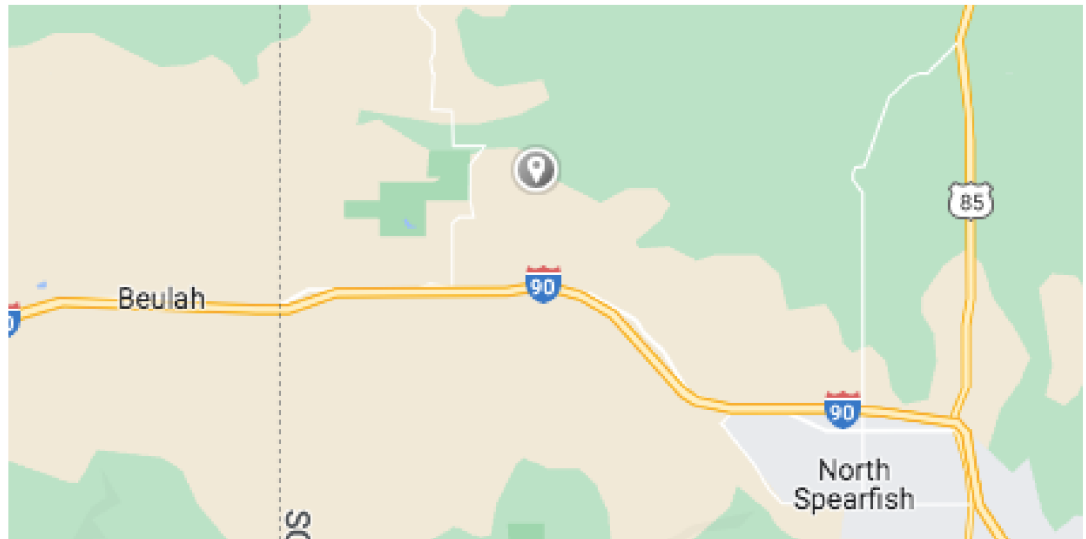
Lake Creek Meadow
Spearfish, Lawrence County, SD
140 +/- Acres | \$1,400,000



Executive Summary:

Situated between the Crow Peak Summit and the Red Water River just outside of Spearfish SD, you'll find the Lake Creek Meadow. A diverse blend of tillable hayland, native grassland, live water and remarkable views, this property offers opportunity where sizeable tracts are almost never made available!





Location:

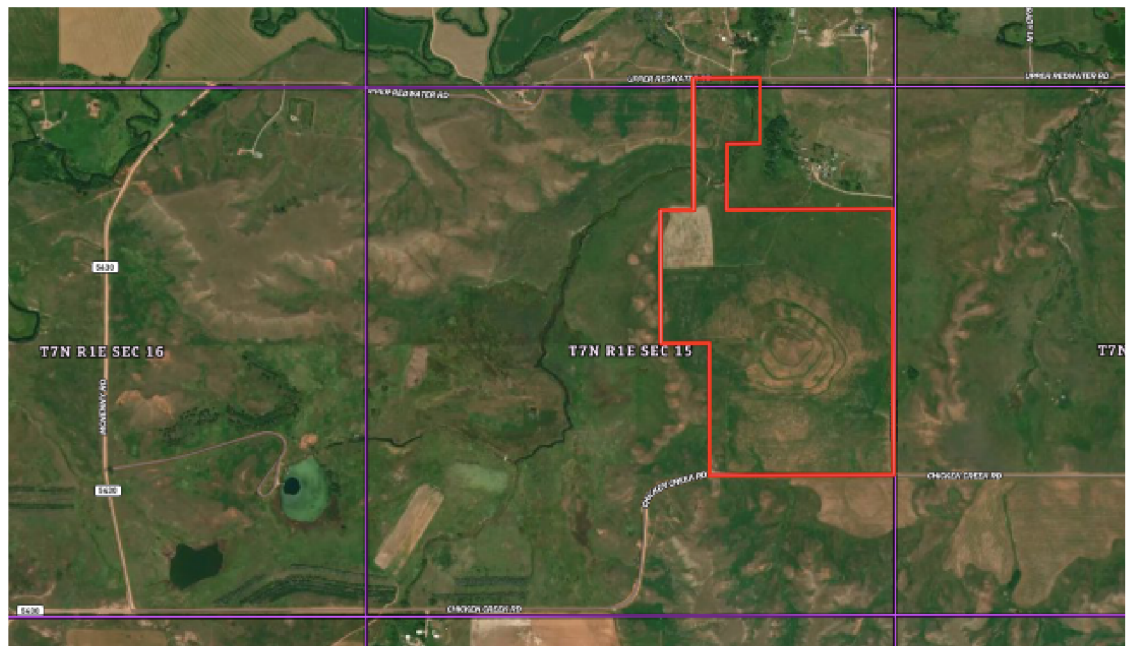
The Lake Creek Meadow property is located between Spearfish, SD and Beulah, WY just off of SD Highway 14 and I90.

Directions from I90 Exit 8:

Go North for 2.5 miles on Old Belle Road then West on Chicken Creek Road for 4.5 miles. Property is on the North side of Chicken Creek Road.

Directions from I90 Exit 2:

Go North on McNenny Rd for 2 miles to Upper Redwater Rd, then East on Upper Redwater Rd for 1 mile. Property is on the South side of Upper Redwater Road.





Locale:

The Lake Creek Meadow property is situated near the rocky bluffs and pine-clad hills that this area is noted for. The city of Spearfish is just minutes away, offering shopping from boutiques to big box, grocery stores, hospital, K-12 schools and other desirable amenities. Beulah, WY is nearby to the west and home to the popular Buffalo Jump Steakhouse.

The property is also located near the SD Game and Fish Wildlife Management area and a plethora of outdoor recreational opportunities such as: hiking, fly fishing, hunting, skiing, biking and rock climbing.

Local air service is available at Clyde Ice Airfield, complete with a full service FBO (Fixed Base Operator) and 6,400' paved airstrip.

Rapid City, approximately 60 miles Southeast, is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry. Regional flight service is available at the Rapid City Regional Airport.

The greater Black Hills area is known for its many cultural and tourist attractions such as; Mount Rushmore, Custer State Park, Crazy Horse Memorial and much more.



Topography: The Lake Creek Meadow, as you might imagine is relatively level with gentle hills and slopes channeled by the Lake Creek drainage. There is approximately 84 acres mapped as tillable hayland comprised of predominately silty loam soils.

Wildlife: Wild game including white-tailed and mule deer, grouse, pheasants, bobcat and coyote all frequent the area. A large block of SD Game and Fish - Lake Creek Habitat area and McNinney Fish Hatchery are located just west of the property providing an entire enclave of wildlife habitat.

Access: The property may be accessed on either end by well maintained Lawrence County gravel roads; Upper Red Water Rd and Chicken Creek Rd.

Water: One of the most exciting features of the Lake Creek Meadow is the live water stream known as Lake Creek which transverses the property. An undeveloped spring on the eastern side of the property adds an additional water feature. Domestic wells are common in the area ranging in depth from 600-800'.



Improvements: The Lake Creek Meadow property is unimproved, and offers numerous executive home sites.

Operation: The Lake Creek Meadow property is currently zoned Ag and is being utilized in the owners cow/calf operation as winter grazing and hay production.

Acreage: The Lake Creek Meadow property consists of 140 +/- Acres and is being offered in its entirety.

Taxes: The 2022 taxes for the Lake Creek Meadow property are \$643.92

Price: The Lake Creek Meadow property is being offered for \$1,400,000.00

Information obtained from sources deemed to be reliable, however is not guaranteed by the Sellers or Hewitt Land Company. Fences do not all follow the property boundaries.

For more information or to schedule a viewing, please contact:
Tanner Hewitt: tanner@hewittlandcompany.com | (605) 490-7952
Tyson Hewitt: tyson@hewittlandcompany.com | (605) 206-0034

www.hewittlandcompany.com | (605) 791-2300 | info@hewittlandcompany.com

Lake Creek Meadow Legal Description

Township 7 North Range 1 East BHM, Lawrence County, SD

Sec. 15: NE1/4 NW1/4 NE1/4 - W1/2 SE1/4 NW1/4 NE1/4 - E1/2 SW1/4 NE1/4 -
E1/2 W1/2 SW1/4 NE1/4 - SE1/4 NE1/4 - NE1/4 SE1/4 - E1/2 E1/2 NW1/4 SE1/4
- E1/2 W1/2 E1/2 NW1/4 SE1/4 15-007-01

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REAL ESTATE RELATIONSHIPS DISCLOSURE

South Dakota real estate brokers are required to develop and maintain a written office policy that sets forth agency and brokerage relationships that the broker may establish. The broker must disclose in writing the types of agency and brokerage relationships the broker offers to consumers and to allow a consumer the right to choose or refuse among the various real estate relationships. The following real estate relationships are permissible under South Dakota law.

X Single Agent-Seller's/Landlord's Agent: Works on behalf of the seller/landlord and owes duties to the seller/landlord, which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the seller/landlord. The agent may not disclose confidential information without written permission of the seller or landlord.

X Single Agent-Buyer's/Tenant's Agent: Works on behalf of the buyer/tenant and owes duties to the buyer/tenant which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the buyer/tenant. The agent may not disclose confidential information without written permission of the buyer or tenant.

X Disclosed Limited Agent: Works on behalf of more than one client to a transaction, requiring the informed written consent of the clients before doing so. A limited agent may not disclose confidential information about one client to another without written permission releasing that information. While working to put the transaction together, agents in a limited agency transaction cannot negotiate nor advocate solely on behalf of either the seller/landlord or buyer/tenant. A limited agent may not be able to continue to provide other fiduciary services previously provided to the client.

☐ **Appointed Agent:** Works on behalf of the seller/landlord or buyer/tenant and owes the same duties to the client as that of a single agent. A seller/landlord or buyer/tenant with an appointed agency agreement is represented by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the seller/landlord or buyer/tenant. The named appointed agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's responsible broker or the broker's designated broker who is also named in the agreement. Other agents in the firm have no duties to the seller/landlord or buyer/tenant and may act solely on behalf of another party in the transaction. The responsible broker and the broker's designee act as a disclosed limited agent when appointed agents within the same firm are representing their respective clients in the same transaction.

☐ **Transaction Broker:** Exercises reasonable skill and care in assisting one or more parties with a real estate transaction without being an advocate for any party. Although the transaction broker will help facilitate the transaction, the licensee will serve as a neutral party, offering no client-level services (such as negotiation) to the customer. The transaction broker may not disclose confidential information about a party to another without written permission releasing that information.

Duties of a buyer, tenant, landlord, or seller: The duties of the real estate licensees in a real estate transaction do not relieve a party to a transaction from the responsibility to protect the party's own interests. Persons should carefully read all documents to ensure that they adequately express their understanding of the transaction. If legal or tax advice is desired, consult a competent professional in that field.

All real estate licensees must provide disclosure of all actually known adverse material facts about the subject property or a party's ability to perform its obligations.

South Dakota law requires a written agreement which sets forth the duties and obligations of the parties as described in the brokerage relationships itemized above.

The office policy of Hewitt Land Company, Inc. (company) is to offer only those services marked above.

By JD Hewitt (licensee)

Acknowledgment: I have been presented with an overview of the brokerage relationship options available and hereby acknowledge receipt of:
☒ Real Estate Relationships Disclosure form

☐ Consumer Real Estate Information Guide (residential property sales transaction only)

I understand that receipt of these materials is for disclosure purposes only and does not constitute a contract or agreement with the licensee.

Signature X Date _____ Time _____ am/pm

Signature X Date _____ Time _____ am/pm

By marking a box and signing below, it is understood that the consumer is working without the benefit of client or transaction broker representation.

X Buyer/tenant understands that Broker is not representing Buyer/Tenant as a client or working with Buyer/Tenant as a transaction broker. Buyer further understands that Broker is acting as agent for the seller or is assisting the seller as a transaction broker.

Seller/Landlord understands that Broker is not representing Seller/Landlord as a client or working with Seller/Landlord as a transaction broker. Seller further understands that Broker is acting as agent for the buyer or is assisting the buyer as a transaction broker.

Signature(s) _____ Date _____ Time _____ am/pm